

## ZONING AND BUILDING AGENDA

FEBRUARY 20, 2003

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

Previously approved Conceptual Plan by the Cook County Board of Commissioners on June 18, 2002.

The applications below were deferred at the meeting of January 23, 2003.

- 242533      DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a Preliminary Planned Unit Development (if approved under companion SU-21-09) for residential use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential uses. **RECOMMENDATION: The Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District was previously approved by the Cook County Board of Commissioners on June 18, 2002.**
- 242534      DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and know as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a ~~concept~~ Preliminary Planned Unit Development in the R-5 Single-Family Residence District, (if granted under companion A-21-03) for a ~~Conceptual~~ Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a ~~concept~~ Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131<sup>st</sup> Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIANCE:

The variation below was deferred at the meeting of January 23, 2003.

- 257209      DOCKET #7383 - MICHAEL TOVCIMAK, Owner, Application: Variation to reduce right interior side yard setback from the required 10 feet to 2.56 feet and to reduce rear yard setback from the required 5 feet to 2.6 feet for an existing shed in the R-5 single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Glenshire Road, approximately 96 feet south of Glenview Road, in Northfield Township. **RECOMMENDATION: That the application be denied.**

**THE ZONING BOARD OF APPEALS RECOMMENDATION:**

252183      DOCKET #7305 - LASALLE BANK AS TRUSTEE U/T #41502, Owner, 4747 West Dempster Avenue, Skokie, Illinois 60076, Application (No. SU-02-01). Submitted by Steven J. Berstein, Attorney, 513 Chicago Avenue, Evanston, Illinois 60202. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for a tattoo establishment in one (1) unit of an existing twelve unit shopping center in Section 26 of Elk Grove Township. Property consists of approximately 1.0 acre (applicant proposes to utilize 1 (one) storefront approximately 900 square feet in an existing 12 store shopping center already existing). Intended use: Applicant proposed to utilize a storefront 1 (one) in an existing shopping center, to provide clientele with body art (tattoo(s)). No additions or modifications shall be made to the exterior of the structure. Applicant's physical improvements shall be solely to the interior of an existing, vacant storefront. **RECOMMENDATION: That the application be granted.**

**Mike Jacobs, a Deputy Planning Director from the Village of Mount Prospect was present at the commencement of the hearing and submitted a letter of objection to the Board. The Village requested 30 days, and filed a Resolution of Objection within that time.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

257649      DOCKET #7388 - STEVE AND PAULINE ARGIRES, Owners, Application: Variation to reduce lot area from the required 40,000 square feet to 20,427 square feet (existing); and reduce lot width from the minimum required 150 feet to 111 feet (existing); for an addition to an existing single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.4689 of an acre, located on the west side of 80th Avenue, approximately 224.48 feet north of 151st Street in Orland Township. **RECOMMENDATION: That variation application be granted.**

257696      DOCKET #7390 - GEORGE ROUMELIOTIS Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 5 feet for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Wald Court, approximately 100 feet south of Harrison Street in Maine Township. **RECOMMENDATION: That variation application be granted.**

257747      DOCKET #7365 - IVAN SHAPKAROV, Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 35 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southeast corner of Catherine Avenue and Washington Street in Leyden Township. **RECOMMENDATION: That variation application be granted.**

257748      DOCKET 7384 - IRA DICKEY, Owner, Application: Variation to reduce the left interior side yard setback from the required 10 feet to 3 feet; to reduce right interior side yard setback from the required 10 feet to 5 feet; and to reduce front yard setback from the required 26.8 feet (at 20%) to 19.6 feet (existing principal) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of 74th Street and approximately 101.63 feet east of Nottingham Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**

257749      DOCKET #7387 - PAT MCCARTIN, Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 32.6 feet (existing); for an addition in the R-6 PUD Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of Circle Parkway, approximately 290 feet north of Creek Road in Palos Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES CONTINUED:**

257750      DOCKET #7389 - JACEK AND KATARZYNA GORZ, Owners, Application: Variation to reduce front yard setback from the required 30 feet to 27.34 feet (existing principal); reduce right interior side yard setback from the required 10 feet to 7.34 feet (existing accessory); and reduce distance between principal and accessory from the required 10 feet to 7.5 feet (existing) for a second story dormer addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the west side of Woodland Drive, approximately 80.6 feet north of Bonnie Avenue in Wheeling Township. **RECOMMENDATION: That variation application be granted.**

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FROM:        Donald H. Wlodarski  
                 Commissioner

RE:    **Appeal by the Zoning Administrator to the Cook County Board of Commissioners regarding the Zoning Board of Appeals' decision to overturn the ruling of the Zoning Administrator per Appeal Docket No. 001-02-2020, Appeal Docket No. 001-03-2002 and Appeal Docket No. 001-04-2002 in unincorporated Barrington Township.**

Pursuant to the Cook County Zoning Ordinance, Article 13.3.5, I respectfully request that the January 15, 2003, decision of the Zoning Board of Appeals be heard upon the record of the Zoning and Building Committee of the Cook County Board of Commissioners. The applicants were aggrieved by a decision, by the Zoning Administrator regarding permit applications for single-family homes on parcels that are deemed "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan.

We ask that the Cook County Board of Commissioners reverse the ruling of the Zoning Board of Appeals after holding an appropriate hearing on this matter. Thank you.

\* The next regularly scheduled meeting is presently set for Thursday, March 06, 2003.